

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

In re: Lynette K. Sutton a/k/a Lynette K.  
Gueits a/k/a Lynette K. Gueits Sutton a/k/a  
Lynette Gueits Sutton a/k/a Fisu, Inc.,  
Debtor.

CHAPTER 13

BANKRUPTCY CASE NUMBER  
17-11860/ELF

Carrington Mortgage Services, LLC,  
Movant,

11 U.S.C. § 362

v.

Lynette K. Sutton a/k/a Lynette K. Gueits  
a/k/a Lynette K. Gueits Sutton a/k/a Lynette  
Gueits Sutton a/k/a Fisu, Inc.,  
Debtor,

William C. Miller, Trustee,  
Additional Respondent.

**ORDER**

AND NOW, this 6th day of November, 2018, at the Eastern District of Pennsylvania, upon the consideration of the Motion of Movant for Relief from the Automatic Stay (the "Motion"), after a hearing, and for the reasons stated in court, it is

**ORDERED** that the automatic stay under 11 U.S.C. § 362, is **MODIFIED** to allow Movant, or its successors, if any, to proceed with its *in rem* rights under its loan documents for the property located at 4833 Walnut Street, Philadelphia, PA 19139; and it is

FURTHER **ORDERED** all communications sent by Secured Creditor in connection with proceeding against the property including, but not limited to, notices required by state law and communications to offer and provide information with regard to a potential Forbearance Agreement, Loan Modification, Refinance Agreement, Loss Mitigation Agreement, or other Loan Workout, may be sent directly to Debtors; and it is

~~FURTHER ORDERED that Rule 4001(a)(3) is not applicable and Movant, or its successors, if any, may immediately implement this order.~~



**ERIC L. FRANK**  
**U.S. BANKRUPTCY JUDGE**